



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: July 3, 2014

LAND USE NUMBER: LUA14-000799, ECF, MOD, SA-A

PROJECT NAME: Cedar River Chevron

PROJECT DESCRIPTION: The applicant is requesting approval of a fuel station (Cedar River Chevron) with a convenience store and car wash located in the Cedar River Station development at 15355 Maple Valley Highway (APN 232305-9211) on the south side of Maple Valley Highway (SR 169) and east of 152nd Avenue SE. The project site is a 0.8 acre (35,031 square feet) parcel and has a land use of Commercial Corridor (CC) and a zoning designation of Commercial Arterial (CA). The property is also located within Urban Design District 'D', and therefore subject to additional design elements.

In addition to a fuel station with underground storage tanks, the site will include a canopy with six double-sided pumps, a convenience store, and an automatic tunnel carwash. Primary access to the site is proposed off of Maple Valley Highway. The City of Renton's Critical Areas maps indicate the presence of seismic hazards related to potential liquefaction of soils during an earthquake event. There is an existing development agreement for the subject property. There are no trees on site. The proposal includes SEPA review, parking modification, and a vehicle stacking modification to enter the fueling area. The submittal included construction mitigation, geotechnical report, drainage report, and traffic study.

PROJECT LOCATION: 15355 SE Maple Valley Highway

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: June 20, 2014

NOTICE OF COMPLETE APPLICATION: July 3, 2014

APPLICANT/PROJECT CONTACT PERSON: Roger Ollenburg, Architect
17405 33rd Drive SE; Bothell, WA 98012
Email: rogero.architect@comcast.net

Permits/Review Requested: Environmental (SEPA) Review, Administrative Site Plan Review,
Parking Modification and Vehicle Stacking Modification

Other Permits which may be required: Building and Construction Permits

Requested Studies: Technical Information Report, Geotechnical Report, Drainage Report,
and Traffic Study

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Cedar River Chevron/LUA14-000799

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
PUBLIC HEARING:	The Examiner held a public hearing on the master site plan for Cedar River Station (LUA12-000193) on February 19, 2013 in the City of Renton Council Chambers.
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated Commercial Corridor (CC) on the City of Renton Comprehensive Land Use Map and Commercial Arterial (CA) on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-9-200, RMC 4-9-070, and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> ▪ <i>Project construction shall be required to comply with the submitted geotechnical report.</i> ▪ <i>Project construction shall be required to comply with the submitted traffic study.</i>

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on July 17, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

